

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 23, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students participating in Special Classes at Jericho Hill School for the Deaf, under the direction of their teachers, Miss Astin and Miss Horncastle.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari

THAT the Minutes of the Regular Council Meeting of January 16, 1979, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Development Permit Application
No. 82556 - 3812 Osler Street.

Council, on January 16, 1979, agreed to hear representation from Mr. T. W. Meredith, Executive Director of the Vancouver Neurological Centre, the applicant, and a representative of the area residents. Consequently, Council deferred consideration of a City Manager's report on Development Permit Application No. 82556 - 3812 Osler Street, in which the City Manager submitted for consideration the Director of Planning's recommendation that this Development Permit Application be approved for a limited period of one year, at which time the matter be reviewed. At the same meeting Council also instructed the Director of Social Planning to report to today's meeting on the actual number of people living in community care facilities in the Shaughnessy area.

In a report distributed this day the Director of Social Planning reported as requested and recommended that the City Manager report back to Council after consultation with the Directors of Planning, Permits and Licenses and Legal Services, and the Medical Health Officer on appropriate procedures to control the use of rooming houses to provide care.

Mr. Meredith addressed Council and referred to his letter of January 9, 1978, (circulated) in which he put forward the reasons why his society is requesting approval of this development on a permanent location to establish a community residential facility to teach independent living skills to young adults with minimum neurological deficits. Mr. Meredith reiterated that there will be full time supervision in the form of house-parents and the program will be supervised by a social worker and an occupational therapist. Mr. Meredith advised that the society's option on these premises expires on January 31, 1979 and, because of the neighbourhood opposition, it is doubtful if a further extension will be granted to his society.

Mrs. Boulton, representing residents in the area, referred to a brief, which had been previously circulated. Mrs. Boulton referred to the City Manager's report distributed this day and, in response to a query from the Mayor, indicated that she would appreciate this matter being deferred to the evening to provide her an opportunity of considering this report and discussing the matter with the Director of Social Planning.

MOVED by Ald. Kennedy

THAT consideration of this matter be deferred to this evening's meeting to permit Mrs. Boulton an opportunity of considering the City Manager's report dated January 22, 1979, and discussing the matter with the Director of Social Planning.

- CARRIED

(Alderman Marzari opposed)

Alderman Harcourt arrived at this point.

2. Rory's Auto Towing Ltd.,
and Westburn Services Ltd.

Council, on December 12, 1978, approved the recommendation of the Community Services Committee dated November 30, 1978, that Rory's Towing Ltd., and Westburn Services Ltd., be requested to appear before Council to show cause why their licenses should not be revoked, and resolved - 'That this show cause hearing be heard by Council at its meeting on January 9, 1979'.

Cont'd...

DELEGATIONS (Cont'd)Rory's Auto Towing Ltd. (Cont'd)

Council, on January 9, 1979, passed the following motion:

"THAT Council reluctantly accede to the request of Mr. A.J.Achtem for a deferment of the show cause hearing with respect to Rory's Towing Ltd. and Westburn Services Ltd.;

FURTHER THAT this show cause hearing be scheduled for the Council meeting on January 23, 1979, and the principals involved be advised the matter will definitely proceed on that date and that Council will not agree to any further deferment."

Appearing before Council this day were Mr. Rory Washtock owner of the firms in question and his counsels, Mr. A.J.Achtem and Mr. Rothe. At the request of Mr. Washtock's counsel representation was heard from Mr. Wes.Wills, Automotive Retailers Association, who requested Council to ensure that the City's by-laws be not only fairly and equitably enforced, but appear to be as well. He stated that his association has received only one complaint about the operation of Mr. Washtock's firm over a period of one year.

Mr. Rory Washtock reviewed the history of his firm's problems with the City's by-law and stated it is difficult for a towing firm to comply with the City's requirements. Since November of last year Mr. Washtock has been operating in conjunction with a security firm, North Western Security Ltd., and, as a result, a large number of problems which his towing firm had encountered with clients, have been eliminated. Mr. Washtock then proceeded to review a number of complaints received about his firm and to explain or refute the statements made in these complaints.

Mr. Ken Armstrong, City Licence Inspector, stated that North Western Security Ltd. is a licensed company in Vancouver and the manager has informed him that he does have staff checking on various parking lots. This staff is authorized to use a tow-away notice and to call Rory's Towing. Since November 1st last year very few of the tow-away slips related to Rory's Towing have been improperly signed, in fact there have been none since November 1st, 1978. However, he stated there have been some other problems such as towing-away vehicles without the lots in question having valid signs. He also cited another incident where cars have been towed away from a lot on Robson Street, although the owner's lease expired at the end of the year as also, presumably, did his contract with Rory's Towing.

Mr. Rothe then reviewed some of the specific complaints received against this firm and refuted some of the statements contained therein.

The Mayor referred to four additional complaints received within the last few days and suggested this matter be deferred until after the Council's recess to provide an opportunity of reviewing any new information which may be available on these complaints.

MOVED by Ald. Bellamy

THAT further consideration of this item be deferred until after Council's recess this afternoon.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979. 4.

DELEGATIONS (Cont'd)

3. Rezoning Application: S/E Corner
16th Avenue and Burrard Street

On November 28, 1978, Council deferred consideration of a City Manager's report dated November 22, 1978 in which the Director of Planning reported on a rezoning application from Elmitt Construction Ltd., that the property on the S/E corner of 16th Avenue and Burrard Street be rezoned from RS-4 One-family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing four detached dwelling units. In the report the City Manager recommended approval of the Director of Planning's recommendation that this application be not approved.

Mr. Grant - architect for the applicant, addressed Council and reviewed the background of this application. He requested that Council forward this application direct to Public Hearing.

Mr. P. Owen - Chairman - Shaughnessy Heights Property Owners Association, addressed Council and referred to a brief previously circulated in which the Association supports Elmitt Construction Ltd., application for rezoning of this site.

MOVED by Ald. Little

THAT the rezoning application from Elmitt Construction Ltd., with respect to the S/E Corner of 16th Avenue and Burrard Street be referred direct to a Public Hearing.

- CARRIED

(Ald. Boyce, Marzari and Rankin opposed)

RECOGNITION

Retirement - Mr. H.W. Gray - Zoning Planner

At this point in the proceedings the Council recognized Mr. Wilf Gray, the Zoning Planner, who is retiring on January 31st 1979. Mr. Gray started with the City in November 1943, and became the Zoning Planner in August 1964.

Mr. Gray was presented with a Retirement Certificate commemorating his thirty-five years with the City, and silver cuff-links.

Alderman Ford presented a bouquet of spring flowers to Mrs. Gray.

- - - - -

The Council recessed at 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4:55 p.m., with the same Members present.

- - - - -

Regular Council, January 23, 1979. 5.

DELEGATIONS (Cont'd)

Rory's Auto Towing Ltd.,
and Westburn Services Ltd. (Cont'd)

As agreed earlier this day Council resumed its 'show cause' hearing with respect to Rory's Auto Towing Ltd., and Westburn Services Ltd.

P.C.781 Advocat was present and substantiated comments made by a complainant with respect to an incident which occurred on Friday, October 6, 1978.

Mr. Achtem then called on Mr. Harrison, owner of the lot on Robson Street referred to earlier by the Licence Inspector, who stated that whilst he had closed down his operation on this street on December 31, 1978, he had given Rory's Towing Ltd. permission to continue towing-away from this lot during January 1979.

Mr. Washtock stated that it is difficult to maintain the necessary signs on parking lots because of vandalism and that when his firm is advised that the signs have been torn down, they endeavour to immediately replace them.

Mr. Bill Dean - President and major shareholder of North Western Security Ltd. stated that in his opinion, with the hiring of his firm by a number of parking lots, the problem of unauthorized towing has been greatly reduced. This company has one patrolman and one supervisor surveying over twenty parking lots plus various buildings in the City during the evening and night hours.

In response to a question the License Inspector indicated that issuance of 1979 licences to Mr. Washtock's firms has been withheld pending this 'show cause' hearing.

MOVED by Ald. Marzari

THAT the Director of Permits and Licences be instructed not to issue a business licence for 1979 to Rory's Towing Ltd.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt,
Kennedy, Little, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil

THAT the Director of Permits and Licences be instructed not to issue a business licence for three months from this date to Rory's Towing Ltd.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy,
Little and Rankin opposed)

MOVED by Ald. Rankin

THAT the Director of Permits and Licences be instructed not to issue a business licence for one month from this date to Rory's Towing Ltd.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at 5:55 p.m. to
reconvene in the Council Chamber at
7:30 p.m.

- - - - -

The Council, in Committee of the Whole,
reconvened in the Council Chamber at
7:30 p.m., with Mayor Volrich in the
Chair and the following members present.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (Cont'd)

Development Permit Application
No. 82556 - 3812 Osler Street (Cont'd)

As agreed earlier this day Council continued its consid-
eration of the application by the Vancouver Neurological Centre
for a Development Permit Application with respect to 3812 Osler
Street.

The Director of Social Planning circulated a map showing
the area surveyed by his department and referred to in his
report circulated earlier this day. He also submitted the
following amended recommendations in relation to this report:

1. City Manager report back to City Council following
consultation with the Directors of Planning, Permits and
Licenses, Legal Services, Medical Health Officer and the
Shaughnessy Heights Property Owners Association and other
interested Shaughnessy residents on appropriate procedures
to control the use of rooming houses to provide care.
2. The Director of Planning be requested to withhold approval
of further development permit applications for Community
Residential Facilities in the RS4 area pending receipt
of the above report by Council.

Mrs. Boulton disputed the choice of area surveyed by the
Director of Social Planning. She questioned if this survey
was a fair and equitable one in relation to the property in
question.

MOVED by Ald. Rankin

THAT the Director of Planning be advised that Council
has no objection to approval of Development Permit Application
No.82556 for 3812 Osler Street for a limited period of one
year, at which time the matter be reviewed:

FURTHER THAT the amended recommendations of the Director
of Social Planning, circulated this day and quoted above, be
approved.

- CARRIED

(Mayor Volrich opposed)

4. Sunday Store Closing

On November 21, 1978 Council agreed to hear a number of
delegations on Regulation of Shopping Hours, which was the subject
of a Manager's report dated September 21, 1978, approved by
Council on October 17, 1978.

Con t'd...

DELEGATIONS (Cont'd)Sunday Store Closing (Cont'd)

Before Council for consideration this day was a Manager's report dated January 12, 1978 setting out the enforcement program and procedures on shopping hours previously approved. In this report the Director of Permits and Licences advised on stores found to be open in contravention of Council's resolution of October 17, 1978, and actions taken by the Director of Permits and Licences in this regard. Council heard representation from the following speaking against Council's enforcement program and procedures relating to store closing:

Mr. Ben Wosk, Wosk's Ltd., - brief filed.
 Mr. Harry Hammer, The Warehouse - brief filed.
 Mr. L.D. Cristall, Alex Cristall's Tool Town Ltd. - brief filed.
 Ms. Eva Sun, owner - retail supermarket.
 Mr. Frank Helden - private citizen.

All of the above claimed that the current guidelines on Sunday store closing are discriminatory in that they permit stores in Gastown and Chinatown Historic Areas to remain open on Sundays as well as some statutory holidays. In addition discrimination is exercised in allowing lumber yards to remain open but requiring stores, which sell items of a similar nature to those sold in these lumber yards, to close.

Mr. Branca, representing Mr. Jack Jung, operator of Movieland Arcade, stated that his client is required to be licensed as a retail store when, in fact, he is providing entertainment. He requested that the City's by-law No. 5711 be amended to permit operations such as his client's to remain open.

Mr. S. Glazer, representing London Drugs Limited, spoke in opposition to the City's guidelines on Sunday Closing and referred to a brief previously circulated.

Mr. D. Jung, representing Lower Mainland Independent Grocers Association, spoke in opposition to any further extension of Sunday shopping hours. His Association welcomes the Attorney-General's concern in this matter and hopes that the new legislation proposed by the Attorney-General will be forthcoming in the near future.

Ms. Sunny Lewis, a private citizen, spoke in favour of Sunday opening.

Mr. J. McIver, owner of McIver's Appliance Centre and Mrs. Joan Wallace, Retail Merchants Association of Canada, both strongly opposed Sunday shopping hours.

Mr. Pabani, owner of an East Indian grocery store on Main Street, spoke against the restrictions placed on size of grocery stores which are permitted to remain open on Sundays.

MOVED by Ald. Puil

THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and ineffective,

AND WHEREAS the Attorney-General's Department has refused to proceed with prosecution of those operations which have violated the Lord's Day Act:

Cont'd....

DELEGATIONS (Cont'd)Sunday Store Closing (Cont'd)

BE IT RESOLVED THAT

- A. The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C.
- B. The City of Vancouver not proceed with 'show cause' hearings of Sunday shopping regulations until such time as the Provincial Government has resolved this situation.

It was agreed to take separate votes on the resolutions contained in the above motion, as follows:

MOVED by Ald. Puil

THAT resolution 'A' quoted above, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT resolution 'B' quoted above, be approved.

- LOST

(Ald. Gerard, Harcourt, Kennedy, Little,
Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Little

THAT the representations be received and Council take all necessary action to enforce the Sunday Closing By-law in Vancouver, including 'show cause' proceedings if necessary to ensure uniformity in this matter.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Puil opposed)

MOVED by Ald. Little

THAT the City's guidelines on Sunday Store Closing, as detailed in the City Manager's report dated January 12, 1979, be referred to the Community Services Committee for review with respect to uses permitted on Sunday.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Puil opposed)

UNFINISHED BUSINESS

1. Strata Title Application -
Conversion - 3001-3003 Point Grey Road

Council, on January 16, 1979, deferred consideration of a City Manager's report dated January 5, 1979, at the request of Alderman Puil to provide an opportunity to investigate the application further. In this report the City Manager recommended that the following recommendation of the Director of Planning be approved:

"This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

Cont'd....

Regular Council, January 23, 1979. 9.

UNFINISHED BUSINESS (Cont'd)

Strata Title Conversion
Point Grey Road (Cont'd)

Alderman Puil advised that he did not wish this matter deferred any further and therefore

MOVED by Ald. Puil

THAT the recommendation of the City Manager as contained in his report dated January 5, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request for Sponsored Luncheon
Canadian Museums Association

Council noted a request from the Canadian Museums Association dated November 24, 1978, that the City sponsor a luncheon in the Stanley Park Pavilion on Tuesday, May 29, 1979 in conjunction with the Association's Annual General Meeting to be held in Vancouver from May 28 to June 1, 1979.

MOVED by Ald. Ford

THAT the communication from the Canadian Museums Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Monument to Honour
Captain George Vancouver

In a letter dated January 8, 1979, the Department of Indian and Northern Affairs advised that the Minister has approved the erection of a distinctive monument to Captain George Vancouver in the City of Vancouver under a cost-ceiling of \$100,000, to include landscaping. The Department requested Council's support of Parks Canada's proposal.

MOVED by Ald. Little

THAT Council accept the offer of the Minister of Indian and Northern Affairs, who is also responsible for National Historic Park Sites, to erect a distinctive monument to Captain George Vancouver in Vanier Park.

- CARRIED UNANIMOUSLY

3. Rezoning Applications
Hudson Street Area

Council noted a request from the Hudson Street Property Owners Association to appear before Council when the following rezoning applications are before it for consideration, which is anticipated to be in mid-February:

- 1) 57th Avenue and Hudson Street
- 2) South side of West 54th, between Oak and Hudson
- 3) 1105 West 57th Avenue.

MOVED by Ald. Rankin

THAT the delegation request from the Hudson Street Property Owners Association with respect to rezoning applications in the area, be approved and the delegation be heard when the relevant reports are before Council.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979. 10.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Proposed Low Cost Housing
2nd Avenue and Wallace Street

Council noted a request from Jericho Area Citizens' Association dated January 18, 1979, to address Council at the earliest possible opportunity on the G.V.R.D. Low-cost housing project proposed on the presently vacant site at 2nd Avenue and Wallace Street.

MOVED by Ald. Kennedy

THAT the delegation request from the Jericho Area Citizens' Association to appear with respect to the proposed low-cost housing project for 2nd Avenue and Wallace Street, be approved.

- CARRIED

(Ald. Puil opposed)

Alderman Little requested that the City Manager submit a status report to Council on this matter when the delegation is before it; the Mayor so directed.

The Mayor also instructed the Clerk to communicate this action of Council to the G.V.R.D.

5. Qualifications for
Appointments to Boards

Council noted the following communication from the Downtown Business Association;

"Last month the City kindly invited the DBA to submit nominations for appointment to civic boards and commissions. While a number of members were interested in having their names considered, none live or own property within the City of Vancouver so could not qualify.

However, these business people work in Vancouver and, through their firms, pay taxes in the City. The DBA feels that people who work and pay taxes in the City certainly have a stake and interest in the affairs of Vancouver and for that reason would ask that the qualifications for appointment to boards and commissions be reconsidered by Council.

With thanks for your consideration of this matter."

Council was advised that there is a City By-law which permits Council, by a two-thirds majority vote, to waive the residence requirement with respect to various Boards and Commissions.

MOVED by Ald. Little

THAT the foregoing communication from the Downtown Business Association be received.

- CARRIED UNANIMOUSLY

The Mayor requested the City Clerk to apprise the Downtown Business Association of the pertinent by-law.

COMMUNICATIONS OR PETITIONS (Cont'd)6. Equal Employment Opportunity Program.
S.E.A.R.C.H.

Council noted a request from S.E.A.R.C.H. dated January 19, 1978, to address it when the City Manager's report on the Equal Employment Opportunity Program is considered on February 6, 1979. The City Clerk advised that a similar request had been received from the Vancouver Status of Women.

MOVED by Ald. Harcourt,

THAT the delegation requests from S.E.A.R.C.H. and the Vancouver Status of Women, be approved.

- CARRIED UNANIMOUSLY

7. Plebiscite - Ward System

Council noted the following communication, dated January 18, 1979 from the Committee of Progressive Electors:

"I am writing you on behalf of COPE re the upcoming Council debate on the results of the plebiscite which favoured the full ward system.

It is my understanding that you have deferred any discussion on the matter pending some proposals by the Mayor, and that when these are received you will consider them along with Alderman Rankin's notice of motion on the subject, and at the same time rule whether or not delegations will be heard.

With the greatest of respect we feel that this approach to the question of delegations is not very good, and we suggest the following procedure in the interest of courtesy and the maximum citizen input on the matter:

1. That Council decides the meeting time and place two weeks in advance, and at the same time that this is done, Council decides that all delegations who ask in writing to appear, up to 48 hours prior to the meeting time, be given the right to speak.
2. That Council decides to hold the hearings at night, in a public building capable of seating a large number of people.

The question of the form of government is the most important one to come before Council in forty years, and we believe that the procedure outlined above is fitting, reasonable and democratic.

Would you kindly put this request to the next meeting of Council. In the event that you decide to hear delegations, please take this letter as notification that we wish to make representation."

The Mayor commented that this was not a delegation request as Council has resolved to consider delegations on this matter when the Mayor's report on Electoral Reform Procedures is before it.

MOVED by Ald. Puil

THAT the communication from the Committee of Progressive Electors be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)8. Floating Homes and Other
Tenants - Bayshore Expansion

Council, on January 16, 1979, when considering the matter of floating homes and other tenants of the Bayshore Inn affected by the proposed expansion of this hotel, directed the Mayor request an extension to June 30th for relocation of these tenants.

In a memo dated January 22, 1979, the Mayor reported as follows on the result of his meeting with representatives of Western International Hotels Limited, and recommended that Council agree and approve the following:

With reference to the industrial tenants, the Company will be meeting with each of them individually to determine their particular needs in terms of time for relocation. Some may be able to move at an earlier date than June 30th, others may need the full time. The Company will provide them with the necessary extensions to accommodate their particular needs and schedules.

With reference to the floating homes, the Company will agree to an extension to June 30th.

At the same time the Company requests and expects the following:

- 1) That the City will try to assist in relocating these homes at an earlier date if at all possible.
- 2) That the City will expedite any process necessary to enable the Company to go ahead with its development, including the issuance of a demolition permit at this time, to be used after the relocation of the tenants, or June 30th at the latest.

MOVED by Ald. Bellamy

THAT Council agree and approve the foregoing with reference to relocation of the industrial and floating home tenants who presently occupy the property and water lots next to the Bayshore Inn.

- CARRIED UNANIMOUSLY

9. Unity Petition

To a memo dated January 22, 1979, the Mayor appended a copy of the Unity Petition which Council has been asked to support and approve. The Mayor recommended that Council record its approval and support of the Unity Petition.

MOVED by Ald. Harcourt

THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

10. Riley Park Recreation Complex
Improvements Project

The Park Board, in a letter dated January 23, 1979, requested Council's approval of the following resolution passed at its meeting on January 22nd 1979.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Riley Park Recreation Complex
Improvement Project (Cont'd)

"THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Fairview Construction Limited, in the amount of \$566,511, for the construction of the Riley Park Recreation Complex renovations and additions."

MOVED by Ald. Harcourt

THAT the foregoing resolution of the Board of Parks and Recreation, be approved.

- CARRIED UNANIMOUSLY

11. Trade/Convention Centre

At an 'In Camera' meeting earlier this day Council resolved that the following memo from the Mayor, dated January 22, 1979, be considered in open council.

"What I have to recommend in this memorandum will, to a large extent, depend on the decision to be made by Council arising out of further negotiations which have taken place with the Provincial Government, on which I will report verbally.

If Council should decide to "go ahead" on the basis of discussions with the Province, I think it would be advisable for Council at this time to appropriate a sum of \$1 million out of 1978 surplus, to be set aside as our first contribution to the cost of the project. 1978 surplus will likely end up between \$2 - 3 million."

MOVED by Ald. Rankin

THAT Council defer consideration of appropriation of a sum of \$1,000,000 out of its 1978 surplus to be set aside as its first contribution to the cost of the Trade/Convention Centre, until such time as Council considers its 1979 revenue budget.

- LOST

(Ald. Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Harcourt

THAT Council instruct the City Manager to include the sum of \$1,000,000 from its 1978 surplus in its 1979 budget to be presented to Council for approval at the end of March. This sum to be set aside as the City's first contribution to the cost of the Trade/Convention Centre.

- CARRIED

(Ald. Marzari and Rankin opposed)

Regular Council, January 23, 1979 14.

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 19, 1979

Works & Utility Matters
(January 19, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Undergrounding Traffic Signal Plant on 12th Avenue at St. George Street, Fraser Street, Clark Drive and Commercial Drive Intersections
- Cl. 2: Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment
- Cl. 3: Closure of Portion of Lane South of Pender Street between Columbia and Pender-Keefer Diversion
- Cl. 4: Lease of Portion of Chestnut Street between Cornwall and York Avenues

Clauses 1, 2, 3 and 4

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 19, 1979)

Champlain Heights - Enclave 15:
Lease Payment Schedule - Abacus
Cities Limited (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(January 19, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Barber Shops - Hours of Operation
- Cl. 2: Fuel By-law No. 3779

Barber Shops - Hours
of Operation (Clause 1)

MOVED by Ald. Harcourt,

THAT consideration of this Clause be deferred pending a further clarification report from the City Manager.

- CARRIED

(Alderman Rankin opposed)

Fuel By-law No. 3779
(Clause 2)

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979 15.

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(January 19, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Tender No. 39-78-6 - Automobiles
- Cl. 2: Ground Lease between City and Frank Stanzl Construction Ltd. (Air Space Parcel 1 of Lot 7, False Creek, Plan 6) and between City and Creek Village Building Co-operative Association (Lot 8, False Creek, Plan 16003)
- Cl. 3: Tender No. 39-78-5 - Truck Chassis

Clauses 1, 2 and 3

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 19, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Lease Renewal of 10 foot portion of Lane situated 1800 Block West 7th Avenue
- Cl. 2: Lease of Portion of W/S Granville Street South of Beach Avenue (under Granville Street Bridge)
- Cl. 3: Lease of Hartley and Kinross Streets South of Kent Avenue South
- Cl. 4: Renewal of Lease of Portion of Cromwell Street
- Cl. 5: Lease Portion of Kent Avenue west of Ash Street and north of Right-of-Way

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Strata Title Application - Conversion
2508 - 2510 West 1st Avenue

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager as contained in his report dated January 18, 1979, be approved.

- CARRIED UNANIMOUSLY

C. FreeBus

MOVED by Ald. Harcourt,

THAT the recommendation of the City Engineer contained in the City Manager's report dated January 22, 1979, be approved, and the delegation request of the Downtown Business Association to address Council on February 6, 1979, be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979 16.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services,
January 11, 1979

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Recorded Vote in Committee
- Cl. 2: Sale of Surplus City Furniture and Equipment to Non-Profit Organizations
- Cl. 3: Liquor Permit Application - 1250 Davie Street
- Cl. 4: Liquor Permit Application - 1240 Homer Street
- Cl. 5: Development Permits for Holding Bars
- Cl. 6: Windmill Cabaret re Overcrowding
- Cl. 7: Application for Teenage Discotheque - 1351 West Broadway
- Cl. 8: Progress Report on Fire By-law Upgrading Program - Hotel Vancouver
- Cl. 9: Review of Admitting Policies of Cordova House

Recorded Vote in Committee
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari, Puil and the Mayor opposed)

Sale of Surplus City Furniture
and Equipment to Non-Profit
Organizations (Clause 2)

MOVED by Ald. Rankin,
THAT this Clause be received for information and the recommendation of the Committee contained therein be approved.

- CARRIED UNANIMOUSLY

Clauses 3, 4, 5, 6, 7, 8 and 9

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
January 11, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Capital Financing Fund
- Cl. 2: Departmental Review - City Clerk's Office

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979 17.

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee
on Planning and Development,
January 18, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Chinatown Streetscape Improvement Project
- Cl. 2: Schedule of Special Standing Committee on
Planning and Development Meetings

Chinatown Streetscape Improvement
Project (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil was opposed to recommendations A & B)

Schedule of Special Standing Committee
on Planning and Development Meetings
(Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for January 31, 1979, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,

SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes
(Portion of Lot 46, Subdivision "B",
Blocks 1-4, D.L. 37, Plan 2421)

MOVED by Ald. Gerard,

SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 46 of Subdivision "B", Blocks 1 to 4, District Lot 37, Plan 2421 lying to the north of a line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 46. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated October 26, 1978, and marginally number LF 8862, a print of which is annexed hereto

cont'd....

Regular Council, January 23, 1979 18.

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(Portion of Lot 46, Subdivision "B",
Blocks 1-4, D.L. 37, Plan 2421) (cont'd)

according to Plan No. 2421 deposited in the Land Registry Office,
 in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest
 to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
 conveyed be, and the same is hereby accepted and allocated for
 lane purposes and declared to form and to constitute portion of
 a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(North 10' of East ½ of Lot 17, Block
313, D.L. 526, Plan 590)

MOVED by Ald. Gerard,
 SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City
 of Vancouver for lane purposes land in the City of Vancouver,
 Province of British Columbia, more particularly known and
 described as follows:

North 10 feet of East ½ of Lot 17, Block 313,
 District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest
 to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
 conveyed be, and the same are hereby accepted and allocated for
 lane purposes and declared to form and to constitute portion of
 a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes
(North 10' of West ½ of Lot 17, Block
313, D.L. 526, Plan 590)

MOVED by Ald. Gerard,
 SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City
 of Vancouver for lane purposes, land in the City of Vancouver,
 Province of British Columbia, more particularly known and
 described as follows:

North 10 feet of West ½ of Lot 17, Block 313,
 District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest
 to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
 conveyed be, and the same are hereby accepted and allocated for
 lane purposes and declared to form and to constitute portion of
 a lane.

- CARRIED UNANIMOUSLY

Regular Council, January 23, 1979 19.

MOTIONS (cont'd)

1. Removal of Landfill -
Stanley Park Entrance

MOVED by Ald. Boyce,

THAT the City immediately initiate discussions with the Park Board towards removing landfill on City-owned property at the entrance to Stanley Park, thereby restoring Coal Harbour to its original waterline;

FURTHER THAT the City immediately request the NHB to place a freeze on any further filling of NHB water lots along the total shoreline included in the City's current waterfront study.

(Referred)

When considering this motion, Council noted a request from the Save the Entrance to Stanley Park Committee to address Council on this matter.

MOVED by Ald. Boyce,

THAT the above motion be referred to the Standing Committee on Planning and Development for consideration and that the delegation from representatives of the Save the Entrance to Stanley Park Committee be heard at that time.

- CARRIED UNANIMOUSLY

During consideration of the above matter, concern was expressed from some members of Council that they be kept informed of any infilling of NHB water lots along the total shoreline included in the City's current waterfront study.

The Mayor requested the City Manager to request the appropriate authority to keep Council advised of any infilling activity in this area.

2. Left Hand Turns at Traffic
Control Intersections

MOVED by Ald. Bellamy,

SECONDED by Ald. Little,

THAT WHEREAS most, if not all, main thoroughfares throughout the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist.

(Referred)

MOVED by Ald. Bellamy,

THAT the above motion be referred to the Standing Committee on Transportation for consideration.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Little and seconded by Alderman Kennedy, was recognized by the Chair:

1. Regulations:
Demolition of Buildings.

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,

THAT WHEREAS Subsection 10.12 of the General Regulations of the Zoning and Development By-law was introduced to preserve housing until an actual Development Permit was granted, with the hope that the rental units could be continued until construction actually started;

AND WHEREAS this By-law amendment had the reverse impact in that the buildings are left vacant and soon become open for vandalism, eventually must be boarded up, and become a hazard to the citizens and a nuisance to the community;

THEREFORE BE IT RESOLVED THAT the City Manager bring forward a report reviewing the implications of this requirement and comment on any decision to eliminate this policy.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari -
Street Vendors

referred to the fact that street vendors in the City who operate under the Mobile Vendors Licensing By-law are being required by the City's Fest Committee to negotiate with organizers of street festivals for permission to sell their wares during specific festivals.

Alderman Rankin requested that the Director of Social Planning review the whole question of the City issuing contracts to specific organizations to hold festivals in the City and the requirements by these organizations that street vendors obtain specific permission from them to sell their wares during their festival.

The Mayor so directed.

Alderman Little -
Distribution of Late
Council Material

requested that the Mayor and the City Manager review the matter of distribution of late material to Council members on Mondays and Tuesdays.

The Mayor so agreed.

cont'd....

Regular Council, January 23, 1979 21.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce -
Smoking in Public Places

referred to the fact that the Federal Minister of Health has declared January 24, 1979, as "Cold Turkey Day" and requested that all smokers participate. She referred to the Toronto By-law relating to smoking in public places.

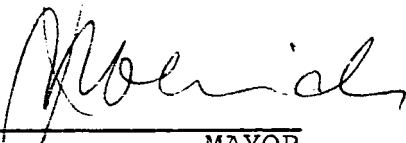
Alderman Ford indicated she has a copy of this By-law and would make it available to Alderman Boyce.

The Council agreed that, because of time constraints, the balance of the 'In Camera' agenda should be deferred to the February 6th meeting.

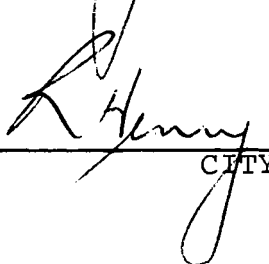
The Council adjourned at 10.40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 23, 1979, adopted on February 6, 1979.



MAYOR



CITY CLERK

MANAGER'S REPORTDATE January 12, 1979

TO: Vancouver City Council

SUBJECT: 3812 Osler Street - D.P.A. No. 82556

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Romses Kwan and Associates, Architects on behalf of the Vancouver Neurological Centre, filed Development Permit Application No. 82556 to alter and use the existing multiple conversion dwelling at 3812 Osler Street as a community residential facility for a maximum number of eight residents.

The site is in the RS-4 One Family Dwelling District and is located on the south-east corner of Osler and Balfour Streets. The building was previously occupied as a multiple conversion dwelling containing three housekeeping units, one sleeping unit and one dwelling unit.

Mr. T. W. Meredith of the Vancouver Neurological Centre has advised that

'...This facility will be used to train ambulatory young adults (18-22) in independent living skills. The disabilities will involve mild cerebral palsy and epilepsy.

The maximum number of "students" will be eight with two house parents. It is expected that the students will be resident in the facility for about nine months, "graduated", the facility then to receive another group for a further nine months. The residents will be fifty percent male, fifty percent female.

Program matters will be in the hands of two para-medical professionals - one occupational therapist and one social worker.

It is not anticipated that many will be in full or even part-time employment; some will be involved with existing vocational training programs. The students will receive through the Centre's clinical psychologist, a good deal of training in preparation for employment and determining likely employment interests and opportunities."

The community residential facility is a conditional use in the RS-4 One Family Dwelling District Schedule. 84 neighbouring property owners were notified of this application. The following is an analysis of the response to the notification:

Objections:

- (i) *17 individual letters received
- (ii) 1 petition containing **61 signatures representing 56 households.

NOTE: * 2 of the 17 individual letters came from outside the notification area.

**10 of the 61 signatures were from outside the notification area.

In Support

- (i) 2 individual letters received.

A summary of the comments received is attached as Appendix 'A'.

- 2 -

The Social Planning Department have submitted the following comments:

'Information supplied by the Vancouver Neurological Centre indicates that the demand for this type of Community Residential Facility in the City is great.

This facility will contain no more than eight young ambulatory "students" (ages 18-22) with mild epilepsy or cerebral palsy disabilities in addition to two live-in house parents. Program matters will be conducted by two para-medical professionals; an occupational therapist receiving training relative to the activities of day-to-day living, the students will also receive guidance to prepare them for suitable employment in the outside work force. The Social Planning Department views this type of community residential facility as a positive contribution to any community.

The students will not own or drive automobiles. Under the proposed program it is expected that not more than a maximum of three or four automobiles will visit the facility at any one time. This pattern of traffic generation is not significantly different from most normal households in the neighbourhood.

The Social Planning Department therefore recommends approval for this Development Permit Application.

However, in view of the large number of objections received by the Planning Department in response to this application the Social Planning Department will shortly undertake a review of present guidelines governing locations of Community Residential and Community Care Facilities in the City.'

The majority of the buildings within two blocks of the premises are one family dwellings. There are three personal care homes, 10 multiple conversion dwellings, one boarding house and two lodging houses within the approximate two-block radius.

City Council, in October of 1976, approved a guideline for Community Residential Facilities that suggest that such facilities should not constitute more than 10% of the population within a two-block radius. This proposal would conform to that guideline.

The Director of Planning considers that the proposed use with a maximum of eight residents and two house parents would have minimal effect on the community and recommends that the Development Permit Application be approved for a limited period of one year, at which time the matter could be reviewed. In view of the numerous objections expressed, however, by the neighbouring property owners, the matter is being referred to City Council."

The City Manager notes that the Director of Planning has power to approve this use, but has chosen to seek Council's advice, suggesting approval for one year subject to review.

The City Manager asks Council's CONSIDERATION of the matter.

FOR COUNCIL ACTION SEE PAGE(S) 100 & 104

MANAGER'S REPORTDATE November 22, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - S/E Corner 16th & Burrard

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. G. Elmitt of G. Elmitt Construction Ltd., to amend Zoning and Development By-law No. 3575, whereby the property at the southeast corner of 16th Avenue and Burrard Street (Lot 1, Block 488, D.L. 526, Plan 4502) be rezoned from RS-4 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing four detached dwelling units'.

Site Description

The site is rectangular, having a frontage along 16th Avenue of 100 feet (30.480 m) and a depth along Burrard Street of 125 feet (38.100 m) to a 20 foot (6.096 m) wide lane. The total site area is 12,500 square feet or 1 161.288 m². The current zoning is RS-4 and the site is undeveloped. (See Appendix A plan).

Lands generally within the area bounded by 16th Avenue, Oak Street, King Edward Avenue and Arbutus Street are zoned RS-4 and generally developed with large 2½ storey single family dwellings on large lots. The property immediately to the east of the site was originally developed as such but is occupied by a group known as the International Society for Krishna Consciousness (ISKCON). The use of this property by ISKCON as a boarding house is in contravention of the Zoning and Development By-law. Enforcement action is being temporarily withheld until December 1st, 1978 as the Society is attempting to relocate in Burnaby. Some multiple conversion dwellings and boarding houses also exist within the RS-4 District, having been developed during and immediately following World War II.

Further to the east is the Fairview Baptist Church which occupies the remainder of the half block to Pine Street. The lands to the north, across 16th Avenue are zoned RT-2 (east of Burrard Street) and RT-2A (west of Burrard Street) and are developed with a variety of residential uses, primarily conversions and single family dwellings. On the northwest corner of 16th Avenue and Burrard Street is the Canadian Memorial Christian Church.

While the site is not developed, it has a good coverage of bush and tall trees.

Background

The initial proposal and application for this site was submitted to the Planning Department on October 17th, 1977. At that time, another rezoning application for 3338 and 3390 The Crescent was on hold pending the completion of a study commissioned by the Shaughnessy Heights Property Owners' Association. The applicant was advised of the situation but was anxious to pursue this rezoning. It was necessary for the Planning Department to report to Council recommending the following:

'....that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.'

Council approved the recommendation of the Director of Planning on February 7th, 1978. A revised proposal, reducing the number of units from 5 to 4, and altering the basic layout, was submitted to the Planning Department on July 13th, 1978.

On July 27th, 1978, the Standing Committee of Council on Planning and Development dealt with the proposals of the Shaughnessy Heights Property Owners' Association (S.H.P.O.A.). The goals, objectives and recommendations as presented at an annual meeting to the members of the S.H.P.O.A. are contained in Appendix B. In summary, the intent of these recommendations is to preserve the existing single family residential character and restrict demolition and large land assemblies in the Shaughnessy area.

Proposed Development

The original proposal received with this application was to develop five townhouse units. The revised plans, stamped 'Received, City Planning Department, July 13, 1978' and submitted by the applicant following discussion with the S.H.P.O.A., indicate four detached single family dwellings to be developed on this site if the rezoning is approved.

Calculations

Site Area: 12,500 square feet (1 161.288 m²)

Floor Area of Proposed Development: 5,862.75 square feet (544.667 m²)

	<u>Proposed</u>	<u>Permitted or Required Existing RS-4</u>
Dwelling Units _____	4 _____	1 _____
Floor Space Ratio _____	0.47 _____	0.60 _____
Site area per unit _____	3,125 sq. ft. (290.322 m ²)	9,500 sq. ft. (882.579 m ²)
Site coverage _____	37% (including units and garages)	45% _____
Floor Area _____	5862.75 sq. ft. (544.677 m ²)	7500 sq. ft. (696.773 m ²)
Height _____	26 feet (7.925 m) 2 storeys	35 feet (10.668 m) 2½ storeys
Yards		
16th Avenue _____	24 feet (7.315 m)	30 feet (9.144 m)
Burrard Street _____	5.5 feet (1.676 m)	12 feet (3.658 m)
Easterly Property Line _____	5.5 feet (1.676 m)	10 feet (2.134 m)
Lane _____	33 feet (10.058 m) (to centre of lane)	35 feet (10.058 m)
On Site Parking _____	8 spaces (2 spaces/dwelling unit)	1 space (1 space/dwelling unit)

City Engineer

In a memorandum dated November 21st, 1977, the City Engineer commented as follows:

'This Department has completed its review of this rezoning proposal and finds it generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either.

The applicant will have to obtain building grades from this Department at the Development Permit stage.'

Urban Design Panel

The initial proposal of five townhouse units was reviewed by the Urban Design Panel at its meeting of November 24th, 1977:

'The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.'

Recommendation: That the rezoning be approved.'

On August 11th, 1978, the Secretary of the Urban Design Panel cleared the revised proposal on behalf of the Panel.

Shaughnessy Heights Property Owners' Association (SHPOA)

A letter outlining the S.H.P.O.A.'s position with regard to the revised proposal, with four detached single family dwelling units, was received by the Planning Department on June 30th, 1978. The Directors of the S.H.P.O.A. passed the following motion on June 20th, 1978:

'That we approve the proposal as presented in your June 1, 1978 letter and the plans for four detached single family residences subject to approval also by the City Planning Department.'

This letter was signed by Philip Owen, President of the S.H.P.O.A.

Analysis

A review of the Shaughnessy Heights Property Owners' Association goals and recommendations (see attached Appendix B) indicates an emphasis towards preserving the character of Shaughnessy through maintenance of the existing single family dwellings which are significant in this area, and a desire to see slight increases in population density through selective conversion and infill development. Where possible, architecture and landscaping are to reinforce the present streetscape. The major conclusion is that the area should remain predominantly a single family residential neighbourhood.

The applicant has presented an attractive development proposal which does, in several ways, appear consistent with the recommendations of S.H.P.O.A., although the proposal is neither an infill nor multiple conversion development. The proposed units are detached, one-family dwellings (as opposed to townhouses) although off-street parking is provided on a collective basis. Each of the four dwelling units proposed, is designed in a manner which reflects the architectural character of Shaughnessy. Two of the four units contain three bedrooms, affording a potential for increased family housing and the infusion of school-aged children felt necessary by S.H.P.O.A. 'to prevent the closure of Shaughnessy Elementary School'.

Although the applicant has gained S.H.P.O.A. support through satisfaction of several of the Association's recommendations, the rezoning application cannot be supported by the Director of Planning for several reasons:

(1) Density and Character

The proposed development represents an over development of the site both in terms of the permitted uses and established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville. The four units proposed each have a site area of 3,125 square feet (290.322 m²), which is equivalent to 14 units per acre (34 per hectare). This compares to a minimum site area requirement of 9,500 square feet (882.580 m²) per dwelling unit under the RS-4 District Schedule, or approximately 4.5 dwelling units per net acre (11.1 units per net hectare). This low density characteristic of the Shaughnessy RS-4 area does much to contribute to the unique environment of this community. The proposed density of 14 dwelling units per net acre (34 units per hectare) far exceeds that existing in Shaughnessy. It may be argued, however, that such development represents an appropriate transition between Shaughnessy and the 20-25 dwelling

- 4 -

units per net acre evidenced in the RT-2 and RT-2A area north of West 16th Avenue (49-61 dwelling units per hectare). The validity and effect of such a transition has not yet been fully assessed, nor, of course may 'transition' be either necessary or desirable.

While the present RS-4 zoning permits a maximum floor space ratio of 0.6, the majority of developments within the RS-4 One-Family Dwelling District are at a floor space ratio of about 0.25. The existing townhouse development in Shaughnessy behind the University Women's Club was approved under CD-1 By-law No. 4186 with a floor space ratio restricted to a maximum of 0.275. The floor space ratio of 0.47 proposed by the applicant, again, is inconsistent with the majority of development which has and will continue to take place under the existing zoning.

It is important to note, that it would be unlikely that the site could even be subdivided if the property were zoned RS-1. The established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville is of 100 ft. (30.480 m) wide lots. A single-family dwelling could be developed on this site, at a floor space ratio of 0.25 which would have a floor area of 3,125 square feet.

(2) Precedents and Impact

Approval of an application of this nature would be premature without further study of the Shaughnessy community to determine the appropriateness of permitting this type of development along the entire south side of West 16th Avenue, for that might be the effect of approving this proposal. At this time, we cannot be certain of the speculative results of approving four dwelling units in this part of Shaughnessy. It could lead to real estate speculation and possibly the deterioration of property in the northern section of Shaughnessy. The scheme certainly has attractive features but a large new house could also be attractive.

Conclusion

While this is a very attractive scheme architecturally, the ramifications of approving four units on a site on which current Zoning and Subdivision By-laws would permit only one house must be appreciated. This is clearly a part of Shaughnessy which is well defined by 16th Avenue to the north. To establish the precedent of such a density on the south side of 16th Avenue would certainly lead to speculation not only on 16th Avenue itself but also throughout the northerly blocks of Shaughnessy at least. There may be a tendency to allow properties to run down as speculators anticipated densities four times greater than presently practicable in the area.

At the present time, the Department is dealing with several single-family developments on large sites in Shaughnessy. The development of a single-family dwelling could also be beautifully designed in the Shaughnessy character and would do much more to emphasize the goals of the Property Owners' Association and stabilize the character of Shaughnessy."

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 102

MANAGER'S REPORTDATE January 5, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Application - Conversion
3001 - 3003 Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Beverly Joyce Hauff, owner of 3001 - 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RS-2 One-Family Dwelling District and a two-family dwelling on a site not less than 7,200 square feet in area, subject to the RT-2 District Schedule regulations, is a conditional use which may be approved by the Director of Planning. The existing semi-detached two-family dwelling was approved under Development Permit Application 78994 on January 27, 1978. The site has a frontage of 67 feet and a depth ranging from 162 feet to 165 feet. (See Appendix 'A' for the site plan.)

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Strata Plans; and
2. Statement of ownership and declaration that there are no residential or commercial leases with respect to the property.

BACKGROUND

The property owner, Beverly Hauff, lives in one of the dwelling units, 3003 Point Grey Road. The other dwelling, 3001 Point Grey Road, is occupied by a Mr. and Mrs. McDowell. As indicated by the owner, there are no existing leases.

The Director of Planning notes that the applicant did not submit a declaration by a qualified consultant such as an Architect or Engineer. As well, the Director of Planning has not requested such a declaration on the basis that the building is of recent construction. If the owner had designated this development as Strata Title at the time she was seeking approval for her Development Permit Application, the City would not have been involved with the Strata Title of this property. The applicant would have simply had to present this strata plan to the Superintendent of Insurance in Victoria.

DIRECTOR OF PERMITS AND LICENCES

With regard to the condition of the building, the Director of Permits and Licences reports as follows:

"The above building was erected under Permit issued on February 6, 1978 and conforms to all relevant City By-laws and can, therefore, be approved for Strata Conversion."

DIRECTOR OF SOCIAL PLANNING

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"Mrs. McDowell, the occupant of 3001 Point Grey Road advises that she and her husband do not hold a residential lease on the property and further that they have no objections to this Strata Title application."

The Director of Social Planning recommends approval of this application.

Continued...

. . 2

RECOMMENDATION: The Director of Planning with concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 106

MANAGER'S REPORT, JANUARY 19, 1979 (WORKS: A-1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Undergrounding Traffic Signal Plant on 12th Ave. at St. George St., Fraser St., Clark Drive and Commercial Drive Intersections

The City Engineer reports as follows:

"In conjunction with the upgrading of street lighting on 12th Avenue between Kingsway and Commercial Drive which is now under way as part of our 1978-79 Capital Program, it is desirable and opportune to improve the traffic signal plant on 12th Avenue at the St. George St., Fraser St., Clark Drive and Commercial Drive intersections. The improvements would consist of removing as much overhead traffic signal wiring as possible and supporting the signal heads by means of combination traffic signal/street light davit poles.

Cost of the traffic signal work at each of the four intersections is estimated at \$5000, making a total estimated cost of \$20,000. Funds are available in Account 250/7903, 'Undergrounding Traffic Signal Plant - Unappropriated'.

Recommended that I be authorized to underground the traffic signal plant at the intersections of 12th Avenue with St. George St., Fraser St., Clark Drive and Commercial Drive at a total estimated cost of \$20,000 and that funds be appropriated from Account 250/7903 'Undergrounding Traffic Signal Plant - Unappropriated'.

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment

The City Engineer reports as follows:

"A reserve fund for the Purchase of Additional Trucks and Heavy Equipment was established in the 1960's. Over the years, City Council has allocated funds from this account to allow for City ownership of trucks and equipment in lieu of the more costly method of long term leasing. This reserve fund now has an unappropriated reserve of \$57 455.00.

In 1974 City Council approved a project to co-ordinate Sewer Separation on Private Property. The Sewers Operating Branch has been renting a small truck for transportation of the men involved. The forecast is for at least another three to four years of work and, therefore, ownership of a truck will be less costly than the present lease agreement. The lease costs are now approximately \$275.00 per month and City ownership would result in costs of approximately \$180.00 per month resulting in annual savings in the order of \$1 000.00.

The City Engineer recommends that \$6 500.00 be allocated for the purchase of a light van from the Reserve for the Purchase of Additional Trucks and Heavy Equipment."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Closure of Portion of the Lane South of Pender Street Between Columbia Street and Pender-Keefer Diversion

The City Engineer reports as follows:

"The first stage of the Chinese Cultural Centre complex requires closure of the westerly end of the lane south of Pender Street between Columbia Street and Pender-Keefer Diversion. It is proposed to construct a new lane turn-around which will provide necessary manouvering and access for the Cultural Centre and other development in the block.

MANAGER'S REPORT, JANUARY 19, 1979 (WORKS: A-1 - 2)

Clause No. 3 cont'd:

I recommend that the portion of lane shown hatched on the attached sketch be closed, stopped up and title taken thereto, subject to the following conditions:

- (a) A new lane turn-around to be dedicated as shown shaded on the attached sketch.
- (b) The closed lane to be consolidated with abutting City-owned lands.
- (c) The Chinese Cultural Centre to bear the cost of relocating utilities.
- (d) The Chinese Cultural Centre to bear the cost of work necessary to close the lane and construct a new lane turn-around to the satisfaction of the City Engineer.
- (e) Any agreements to be to the satisfaction of City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Lease of Portion of Chestnut Street Between Cornwall Avenue and York Avenue

The City Engineer reports as follows:

"An application has been received from the owner of Block 197, District Lot 526, Plan 2301 to lease the portion of Chestnut Street adjacent to Block 197. The applicant wishes to fence the area and use it for night storage of delivery vehicles. This is to be a temporary arrangement while the company is relocating.

Chestnut Street is dead-ended north of York Street and only serves the applicant's property.

I recommend that the portion of Chestnut Street adjacent to Block 197, District Lot 526, shown hatched on the attached sketch, be closed, stopped up and leased to the abutting owner subject to the following conditions:

- (a) The term of the lease to be 1 year.
- (b) The rental to be \$4 000 for the term in accordance with the recommendation of the Supervisor of Properties.
- (c) No construction or change of grade to take place on the lease area other than the construction of a fence.
- (d) At the termination of the lease, the lease area to be left in a condition satisfactory to the Supervisor of Properties.
- (e) Agreements to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

Manager's Report, January 19, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights - Enclave 15: Lease Payment Schedule - Abacus Cities Limited

The Champlain Heights Project Manager reports as follows:

"August 29, 1978 Council approved a recommendation from the Champlain Heights Project Manager to accept a bid from Abacus Cities Ltd. to lease Enclave 15 for the amount of \$1,300,010.00.

Since that time good progress has been made on the plans. As a result of co-operation from the developer and various City Departments, both the Development Permit and the Building Permit were issued before December 31, 1978. This action enabled the City to qualify for approximately \$224,000 in Municipal Incentive Grants before the program terminated.

Abacus Cities have requested that the City permit them to defer the first payment on the ground rent. This request stems from peculiarities with funding this particular type of C.M. & H.C. sponsored development. A detailed explanation is attached in the letter from Abacus Cities Ltd. dated December 8, 1978 (Appendix A).

The 'ground lease' provides that in the event a payment is not made on its due date, that interest at 3% over prime be charged on the overdue amount. Abacus have agreed to this rate (letter attached dated January 8, 1979 - Appendix B).

The Project Manager has discussed this request with the Director of Finance and he agrees to the deferral and to the payment schedule as outlined in the January 8, 1979 letter which provides for monthly interest payments on the overdue amount and earlier payment of the final portion of the ground rent than was initially approved by Council.

It is therefore recommended

That the payment schedule as outlined in the January 8, 1979 letter from Abacus Cities Ltd. be approved."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

A-5

MANAGER'S REPORT, JANUARY 19, 1979 (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERSINFORMATION:1. Barber Shops - Hours of Operation

The Director of Permits and Licenses reports as follows:

"On August 8, 1978, City Council approved a recommendation that the Shops Closing By-law be amended to permit barber shops to remain open the same hours and days as hairdressers and other stores; 6 days a week and until 9:00 p.m. on Thursday and Friday. At the present time barber shops must close one business day a week (the barber selects the day) and at 6:00 p.m. on Thursday and Friday. Council also requested that the appropriate Associations and Unions be notified of the proposed change.

Letters have been received from the Barbers Association of B. C. and Barbers Union Local 120, advising that the majority of barbers wish to retain the present hours and one day closing.

In my opinion, the current regulations governing the operating hours of barber shops are outdated in that they are inconsistent with the public's shopping trends and we now have barber shops which cater to both men and women. A bylaw regulating shopping hours should not deny customers the opportunity to obtain barbering services during the regular business hours of the community and the operators should have equal opportunity to fully participate in regular business hours.

The Municipality of Burnaby amended their bylaw in December 1978 to allow barber shops to open the same hours as other types of shops, over the objections of the Barbers Union.

The Director of Permits & Licenses submits the above report for Council's information, in view of the submissions from the Barbers' Association of B.C. and the Barbers' Union Local 120, before submitting by-law revisions for Council approval."

The City Manager submits the foregoing report of the Director of Permits & Licenses for the INFORMATION of Council.

RECOMMENDATION:2. Fuel By-law No. 3779

The Director of Permits and Licenses reports as follows:

"The City has had a bylaw to regulate the sale of wood and coal, through weight and measurement, since 1920. The present Fuel Bylaw No. 3779 regulates the sale of coal, hog fuel, sawdust and wood. The By-law requires that each sack of coal must contain 100 pounds of coal and a ticket must be produced showing the dealers name, address of customer and weight of coal. In the case of hog fuel, sawdust and wood the bylaw regulates the size of container or sack and requires the container or box to show the name and address of dealer and size of box.

MANAGER'S REPORT, JANUARY 19, 1979 (CLAIMS: A5-2)

Clause #2 continued:

When the bylaw was originally passed, many of the homes in the City were heated by coal, sawdust or wood. However, today there are few homes heated in this manner and it is felt the bylaw should be rescinded. Also, any effort on the part of City inspectors in checking the accuracy of weight or measure is a duplication of the inspections carried out by the Federal Department of Consumer and Corporate Affairs, Weights and Measures Division.

I recommend that Fuel By-law No. 3779 be rescinded.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

A-7

MANAGER'S REPORT, JANUARY 19, 1979 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Tender No. 39-78-6 - Automobiles

The City Engineer, Purchasing Agent, Chief Constable and Fire Chief report as follows:

"Tenders for the above were opened on December 18, 1978, and referred to the City Engineer, Purchasing Agent, Chief Constable, and Fire Chief for report.

Funds for this purchase were provided in the 1978 General Revenue Budget. The 5% Provincial Sales Tax is in addition to all prices shown in this report.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the office of the Purchasing Agent. This tender called for prices on three items and this report deals with Items 2 and 3 only.

This tender called for prices on both sizes of North American Police cars, compact and full size. The City of Vancouver has been using both size automobiles for the last few years. Our experience is that the present North American compact size automobiles have given satisfactory performance at a lower cost. In addition the cost of the compact automobiles versus the full size automobile are less by \$250 each to \$1000 each, depending upon manufacturer. This report recommends the purchase of compact automobiles (Item 2) for our 1979 Police and Fire Department requirements. Item 3 for full size automobiles, is not being considered.

ITEM 2 - COMPACT AUTOMOBILES

Ten bids were received for this item. Bid No. 1 from Richport Ford Ltd. was withdrawn. Bid No. 2 from Eagle Ford Ltd. (at \$5569.60), Bid No. 3 from Dave Buck Ford Ltd. (at \$5690) and Bid No. 4 from Dominion Ford Ltd. (at \$5727.10) all offered the Ford Fairmont automobile which does not meet specifications as follows:

- heavy duty front bucket seats are not offered
- remote control right-hand mirror is not offered
- limited slip rear axle is not offered

Bid No. 5 from Lakeview Chrysler for a Plymouth Volare (at \$5931) meets specifications but is not being recommended. Bid No. 6 from Brentwood Dodge for a Dodge Aspen (at \$5938.30) is being recommended because this bid offers 15 inch wheels and tires. The larger wheels and tires will provide:

- 1) improved rear brake drum cooling which will reduce problems caused by overheated brake drums
- 2) longer tire life
- 3) standardization of wheel size with the other units in the fleet. This will contribute to both maintenance cost savings and safety.

The extra cost, \$7.30 each (\$445.30 for 61 automobiles), of Bid No. 6 over Bid No. 5 is more than offset by the savings in operating and maintenance costs that will be realized.

Prices for alternate rear axle ratios were requested. Chrysler and General Motors both offered an alternative rear axle ratio. A lower geared rear axle ratio will provide improved acceleration but reduce top speed. For our use we are more concerned about rate of acceleration than top speed. Bid No. 6 offered a lower geared rear axle at an optional cost of \$17.10 per unit which is included in all automobiles requested in this report.

MANAGER'S REPORT, JANUARY 19, 1979 (FINANCE: A7-2)

Clause #1 continued:

The City Engineer, Purchasing Agent, Chief Constable and Fire Chief recommend acceptance of the bid to offer the best value, Bid No. 6, from Brentwood Dodge Ltd., for the supply of 61 Dodge Aspen four-door sedans at a total cost of \$364 601.45 (\$5938.30 each plus \$17.10 each for alternate rear axle ratio, plus \$78.85 each for two-tone black and white paint on 29 units, plus \$40 each for two-tone red and white paint on 5 units, less \$129.40 each for heavy duty bench seats on 9 units) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Purchasing Agent, Chief Constable and Fire Chief be approved.

2. Ground Lease between City and Frank Stanzl Construction Ltd. - Air Space Parcel 1 of Lot 7, False Creek, Plan 6, and Ground Lease between City and Creek Village Building Co-operative Association - Lot 8, False Creek, Plan 16003

The Director of Legal Services reports as follows:

"The lessees of the above mentioned adjoining lands have erected buildings thereon as required by the terms of the leases. Recently it was discovered that each of the lessees required easements over the other's lands in order to gain access to the public streets. The obligations of the City as party to these easements are negligible. To expedite the registration of the above mentioned ground lease to Frank Stanzl Construction Ltd., it was necessary to execute these easements on behalf of the City prior to approval. It is recommended that the execution of these easements be now ratified."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Tender No. 39-78-5 - Truck Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on November 27, 1978 and referred to the City Engineer and Purchasing Agent for report.

Funds for these purchases are provided in the Truck Replacement Account. The 5% Provincial Sales Tax is in addition to all prices shown in this report.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the Office of the Purchasing Agent. The tender called for prices on 18 different items and this report deals with four items. Items 14, 15, 17 and 18.

Item No. 14 - Cab & Chassis - GVW 10 880 kg

Three bids were received for this item.

Bid No.1 from Westminster Chevrolet Oldsmobile Ltd. does not meet specifications.

MANAGER'S REPORT, JANUARY 19, 1979 (FINANCE: A7-3)

Clause #3 continued:

Bid No.2 from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- a) 9 units equipped with:
 - 6 man crew cabs @ \$1404.00
 - 14" diameter heavy duty clutch @ \$40.00
 - engine inspection hatches @ \$84.00.

The crew cab is required for the job function of the trucks.

- b) 1 unit equipped with:
 - 5 speed manual transmission @ \$203.00
 - 14" diameter clutch @ \$40.00
 - engine inspection hatches @ \$84.00
 - 102 inch cab axle spacing @ \$38.00.

The 5 speed transmission and 102 inch cab axle dimension are required to suit the job function of the truck.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No.2, from International Harvester Co. for the supply of ten International model 1724 cab and chassis at a total cost of \$116 027 (\$10 191 each plus \$40 each for H.D. clutch, plus \$84 each for engine hatches, plus \$1 404 each for crew cab on 9 units, plus \$38 for 102" CA on one unit, plus \$203 for 5 speed transmission on one unit) plus 5% Provincial Sales Tax.

Item No. 15 - Cab & Chassis - GVW 15 000 kg

Two bids were received for this item, and the low bid from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- diesel engines @ \$3109.00
- heavy duty clutch @ \$42.00
- engine inspection hatches @ \$94.00
- 108 inch cab axle dimension @ \$15.00.

The diesel engine is being recommended in lieu of the specified gasoline engine because the fuel savings will more than offset the extra \$610 annual cost of the diesel engine option. In addition, the engine repair costs should also be reduced.

The City Engineer and Purchasing Agent recommend acceptance of the low bid, Bid No.1, from International Harvester Co. for the supply of 8 International model 1824 cab and chassis at a total cost of \$147 752 (\$15 209 each plus \$3 109 each for D190 diesel engine, plus \$42 each for heavy duty clutch, plus \$94 each for engine inspection hatches, plus \$15 each for a 108" C.A. dimension) plus 5% Provincial Sales Tax.

Item No. 17 - Cab and Chassis - GVW 22 700 kg

Three bids were received for this item and the low bid from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- alternate diesel engine @ \$167.00
- heavy duty clutch @ \$89.00
- engine inspection hatches @ \$84.00
- Silicone Cooling system hoses @ \$148.00.

The City Engineer and Purchasing Agent recommend acceptance of the low bid, Bid No.1, from International Harvester Co. for the supply of 8 International model F1954 tandem axle chassis at a total cost of \$228 592 (\$28 086 each plus \$167 each for alternate diesel engine, plus \$89 each for heavy duty clutch, plus \$84 each for engine inspection hatches, plus \$148 each for silicone cooling system hoses) plus 5% Provincial Sales Tax.

MANAGER'S REPORT, JANUARY 19, 1979 (FINANCE: A7-4)

Clause #3 continued:

Item No. 18 - Tilt Cab and Chassis - GVW 22 000 kg

Only one bid was received for this item from International Harvester Co. Ltd. The bid meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- two units c/w DT466 diesel at no extra cost
- two units c/w Cat 3208 diesel @ \$786.00
- sound insulation package @ \$77.00
- silicone cooling system hoses @ \$264.00
- modified 204 inch W.B. chassis @ \$1 544.00.

In 1981/82 we will be purchasing 30 to 40 similar cab and chassis and recommend that some alternate engines be tried to determine which make and model of diesel engine is best suited for this job application.

The modified 204 inch wheelbase chassis is required to accommodate the side loader refuse packer bodies to be mounted on these chassis.

The City Engineer and Purchasing Agent recommend acceptance of the only bid, from International Harvester Co. for 4 International model COF 1950 tilt cab tandem chassis at a total cost of \$127 608 (\$29 624 each plus \$77 each for sound insulation package, plus \$264 each for silicone cooling system hoses, plus \$1 544 each for the modified 204" W.B. chassis, plus \$786 each for two units for the CAT 3208 diesel engine) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

PROPERTY MATTERS

RECOMMENDATION

1. Lease Renewal - 10 foot portion of lane situated
1800 Block West 7th Avenue

The Supervisor of Properties report as follows:

"City Council, on March 12, 1974 approved a further renewal of a 5 year lease at \$160.00 per annum, for the 10 foot portions of lane adjacent to former Lots 15 and 16, Block 287, D.L. 526. This lease expires on February 28, 1979 and the lessee has applied for a renewal.

The City Engineer has advised that he has no objection to the renewal of this lease for a further 5 years subject to the same terms and conditions as the existing agreement.

Following negotiations, the lessee has agreed to a 5 year renewal on these terms at a rental of \$380.00 per annum.

It is recommended that the 10 foot portions of lane adjacent to former Lots 15 and 16, Block 287, D.L. 526 be leased to B.C. Teachers Federation for a 5 year period commencing March 1, 1979 at a rental of \$380.00 per annum, subject to the same terms and conditions as contained in the original lease dated March 9, 1965."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of Portion of the West Side of Granville Street
South of Beach Avenue (under Granville Street Bridge)

The Supervisor of Properties reports as follows:

"Council on March 12, 1974 approved the lease of a portion of Granville Street (as shown on Plan LF 6898) to Bordignon Masonry Ltd., for storage, until December 31, 1978 at a rent of \$ 100.00 per month plus taxes (Total of \$139.52 per month in 1978).

The lessee has asked that the lease be renewed and the City Engineer has agreed to a 5 year renewal subject to 12 months cancellation.

After negotiation the lessee has agreed as follows: -

TERM:	5 years from January 1, 1979
CANCELLATION:	City to have right to cancel on 12 months notice
RENT:	\$185.00 per month inclusive of taxes
RENTAL REVIEW:	Every 2½ years to be market rental value
SECURITY DEPOSIT:	2 months rent (\$370.00)
INTEREST ON ARREARS:	City to have right to charge interest on arrears of rent
OTHER CONDITIONS:	The same as those contained in the previous lease

MANAGER'S REPORT, JANUARY 19, 1979 (PROPERTIES: A-9 - 2)

Clause No. 2 cont'd:

LEASE AGREEMENT:

Satisfactory to the Director of Legal
Services

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease of Hartley and Kinross Streets South
of Kent Avenue South

The Supervisor of Properties reports as follows:

"Hartley Street and Kinross Street south of Kent Avenue south were leased to Macmillan Bloedel Limited for 21 years to October 11, 1978, for access and lumber storage purposes.

The rent was reviewed in October 1977 and for the period October 12/77 to October 11/78 was increased from \$2,225.00 per annum, plus taxes (total rent \$4,336.07) to \$12,543.00 per annum plus taxes (total rent \$18,999.14).

The City Engineer and the Director of Planning have agreed to a renewal for 10 years and after negotiation, the lessee has agreed as follows:-

TERM	- 10 yrs. as of November 1, 1978
RENT	- \$20,000.00 per annum inclusive of taxes
RENT REVIEW	- Every 2½ years, and to be market rental value
CANCELLATION	- City to have right to cancel on 12 months notice at any time after first 5 years
OTHER TERMS & CONDITIONS	- Similar to those contained in previous lease
LEASE AGREEMENT	- Satisfactory to the City Engineer and the Director of Legal Services
INTEREST	- City to have right to charge interest on arrears of rent."

The Supervisor of Properties recommends that the foregoing be approved. The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Renewal of Lease of Portion of Cromwell Street

The Supervisor of Properties reports as follows:

"The East 66" of Cromwell Street lying South of the Vancouver and Lulu Island Railway right-of-way was leased to McMillan Bloedel Industries Limited for 10 years and 10 months to October 31, 1978 for access and lumber storage purposes.

The rent was reviewed in November 1977 and for the period January 1 - October 31/78 was increased from \$2,496.00 per annum plus taxes to \$9,989.00 per annum plus taxes (total rent \$15,409.51).

The Director of Planning and the City Engineer have agreed to a renewal for 10 years and after negotiation the lessees have agreed as follows:

MANAGER'S REPORT, JANUARY 19, 1979 (PROPERTIES: A-9 - 3)

Clause No. 4 cont'd:

Lessee -	McMillan Bloedel Limited Timberlands & Properties Division 1075 West Georgia Street Vancouver, B.C. V6E 3R9
Use -	In connection with its mill and plant operations
Term -	10 years from November 1, 1978
Cancellation -	City to have right to cancel on 12 months notice after the first 5 years
Rent -	\$16,000 per annum inclusive of taxes
Rent Review -	Every 2½ years and to be market rental value
Interest on Arrears of Rent -	City to have right to charge interest on arrears of rent
Other Terms & Conditions -	Similar to the existing terms and conditions. Lease to be satisfactory to the Director of Legal Services and the City Engineer.

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Lease Portion of Kent Avenue, West of Ash Street,
and North of Right-of-Way

The Supervisor of Properties reports as follows:

"A portion of Kent Avenue, West of Ash and North of Right of Way, has been leased to Rayonier Canada (B.C.) Limited, (Account 4209), at a rental of \$1,112.40 per annum plus taxes. The current 5 year lease expired June 30, 1978 and the lessee has requested a renewal for a further term of 5 years.

The City Engineer concurs with a lease renewal of a further 5 year period subject to a 6-month cancellation clause if the property is required for civic purposes.

After negotiations the following agreement has been reached:

<u>TERM:</u>	July 1, 1978 to June 30, 1983
<u>LESSEE:</u>	Rayonier Canada (B.C.) Limited
<u>USE:</u>	Parking and lumber storage
<u>RENT:</u>	\$6,357.64 per annum including taxes
<u>RENTAL REVIEW:</u>	Every 2½ years and to be market rental value
<u>CANCELLATION:</u>	Lessor may cancel at any time by giving 6 months notice

MANAGER'S REPORT, JANUARY 19, 1979 (PROPERTIES: A-9 - 4)

Clause No. 5 cont'd:

<u>ASSIGNMENTS:</u>	Lessee not to assign, sub-lease without consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to then have the right to charge the then market rental value.
---------------------	--

<u>INTEREST ON ARREARS:</u>	City to have right to charge interest on arrears at a rate of 3% above the prime lending rate of 3 main chartered banks.
-----------------------------	--

<u>INSURANCE:</u>	Lessee to carry a minimum of \$500,000 Public Liability Insurance
-------------------	---

<u>OUTGOINGS:</u>	Lessee to pay all outgoings
-------------------	-----------------------------

<u>LEASE AGREEMENT:</u>	All of the above conditions plus those of the expired lease to prevail; Lease to be drawn to the satisfaction of the Director of Legal Services.
-------------------------	--

It is recommended that the portion of Kent Avenue, West of Ash Street and North of Right-of-Way to be leased to Rayonier Canada (B.C.) Limited for a further term of 5 years from July 1, 1978 to June 30, 1983 at a rental of \$6,357.64 per annum; the lease agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

MANAGER'S REPORT

B

DATE January 18, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Application - Conversion
2508 - 2510 West 1st Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from T.G. Oliver, joint owner of 2508 - 2510 West 1st Avenue (Lot C, Block 210, D.L. 526) to convert the existing duplex two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District and the alteration and use of the existing dwelling to a duplex was approved under Development Permit Application 74468, in August of 1976. An infill development consisting of 3 units was approved for the easterly portion of the site under Development Permit Application 81354 on September 18, 1978.

The site has a frontage along West 1st Avenue of 100 feet, and a depth of 118 feet for a total site area of 11,800 square feet. See Appendix 'A' for site plan.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. First sheet of a proposed Strata Plan
2. Statement indicating that only the owners currently live in the building.
3. Building Inspection Report from John D.K. Sproule, Architect (See Appendix 'B').

BACKGROUND

The applicant has proposed that the development and strata titling of this site will proceed in two successive stages under the phased strata provisions of Section 42 of the Strata Titles Act. Both phases of this proposed phased strata plan would normally be considered only by the Approving Officer. However in this instance, Phase One involves the conversion to strata title ownership of an existing building which has been previously occupied. Under the City of Vancouver Strata Title Regulations, Council approval is required.

Phase Two of this proposed phased strata plan will require approval of the Approving Officer only.

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

'The plumbing and gas installations are satisfactory but the Electrical and Building Inspectors report that some work must be carried out prior to final approval.'

See Appendix 'C' for the list of work which must be carried out.

DIRECTOR OF SOCIAL PLANNING

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

'The Social Planning Department has no objections to the Strata Title Conversion application for 2508--2510 West 1st Avenue.'

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 2508-2510 West 1st Avenue (Lot C, Block 210, D.L. 526) to Strata Title Ownership consisting of two strata lots, subject to the following condition:

- A. That a Certificate of Approval (Form No.10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

CC 62-MLH-75

MANAGER'S REPORTDATE January 22, 1979

TO: VANCOUVER CITY COUNCIL
SUBJECT: FREEBUS
CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"BACKGROUND

At its December 12, 1978 meeting, Council reviewed the first year's FreeBus operation and possible funding options for continuation of the service in 1979. As a result, Council approved the following motion:

'Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979. City staff initiate discussions with UTA and GVRD to take over the service on April 1, 1979 on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979 will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1 to April 1, 1979.'

Discussions have been held with the downtown merchants and the Downtown Business Association (DBA) in an attempt to develop a suitable cost-sharing formula for January, February and March. A proposal was submitted by the DBA to the Finance Committee to use a share of the Downtown Parking Corporation revenues to fund the merchants' share of the cost. The proposal provided that the merchants contribute \$18 000 of the \$54 000 total three-month cost, which is proportionally the same as the 1978 cost-sharing formula. The Finance Committee received the DBA proposal and it was noted that:

1. DPC revenues are committed to the funding of two approved garage facilities in Gastown and Block 34, as well as a facility approved in principle for Chinatown; such use of the DPC funds would reduce the City's funds for the garages and would require replacement from City sources.
2. The Director of Legal Services noted that, under the terms of the DPC-City contract, DPC revenues probably could not be used for a FreeBus operation.

In view of the fact that the Finance Committee discussion occurred on January 18, the DBA has not had enough time to develop an alternative proposal for funding FreeBus prior to the last Council meeting in January. As a result, the DBA is requesting that Council consider a delay in terminating FreeBus January 31st pending a possible new proposal for merchant funding for the first Council meeting in February. The merchants are now discussing various options and a meeting of the DBA Executive has been scheduled for February 1st.

The first Council meeting in February is scheduled for the 6th. The DBA request would delay a decision by Council on the FreeBus operation for approximately one week beyond the January 31st date. The estimated cost of the additional week's operation is approximately \$5000.

Discussions have also been initiated with the GVRD and UTA for possible extension of FreeBus as a regular transit route commencing April 1, 1979.

RECOMMENDATION

The City Engineer recommends the following:

That a decision on the FreeBus operation be delayed beyond January 31st pending a report by the DBA at the Council meeting of February 6, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

JANUARY 11, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 11, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman
 Alderman Bellamy
 Alderman Little
 Alderman Marzari (Clauses 2 to 9)

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Recorded Vote in Committee

Normally, a recommendation from any Standing Committee to Council appears in the Committee minutes as a unanimous recommendation UNLESS a member of that Committee requests it be recorded in the Committee minutes that he voted against a particular recommendation.

At the March 23, 1978 Community Services Committee meeting, two members could not agree on how one of them had voted on an item at a previous meeting and the Committee recommended:

"THAT there be a recorded vote on all matters considered at all future meetings of the Community Services Committee."

There was brief discussion on whether the Committee should continue the practice of a recorded vote on all matters and the Committee felt this was not necessary; that it should revert to the practice as contained in the Procedure By-law that there be a recorded vote only if any member of the Committee so requests.

Following discussion, it was

RECOMMENDED

THAT the Community Services Committee discontinue the practice initiated in April 1978 of a recorded vote on all matters considered by the Committee and revert to the practice contained in the Procedure By-law.

INFORMATION AND RECOMMENDATION

2. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations

Subject to certain procedures and guidelines, City Council, on April 23, 1974, authorized the Committee to approve the sale of surplus City furniture and equipment with an auction value greater than \$300.00 and for which the City has no further use, to non-profit organizations for a nominal sum.

Continued

Report to Council
 Standing Committee of Council on Community Services
 January 11, 1979

(I - 2)

Clause No. 2 Continued

The Committee had before it for consideration forms containing requests for surplus City furniture as follows (copies circulated):

- a) West Coast Environmental Law Research for furniture and equipment valued at \$460.00;
- b) Carousel Childrens Theatre for furniture and equipment valued at \$500.00;
- c) Touchstone Theatre Company for furniture and equipment valued at \$334.00; and
- d) Coast Foundation Society for furniture and equipment valued at \$525.00.

During discussion, the Committee noted it was helpful that each form submitted to the Committee by the Director of Social Planning was accompanied by a letter from each organization providing some additional details on their particular need for furniture.

However, the Committee felt that the form should be revised to include a resume of the activities of the organization requesting surplus City furniture, the need of the organization for surplus City furniture, and a brief comment and recommendation from the Director of Social Planning.

A spokesman from the Social Planning Department appearing before the Committee on this matter advised that the City's supply of surplus furniture is now exhausted; that the City's seven-year furniture replacement program has been completed.

In response to a question from the Committee, the Social Planning representative indicated that if the organization goes out of existence, the furniture reverts back to the City.

Following discussion, it was

RESOLVED

THAT the Committee approve of the sale of surplus City furniture and equipment in accordance with the procedures and guidelines adopted by Council on April 23, 1974, as follows:

- a) \$460.00 worth of surplus City furniture and equipment to West Coast Environmental Law Research for \$48.30;
- b) \$500.00 worth of surplus City furniture and equipment to Carousel Childrens Theatre for \$52.50;
- c) \$334.00 worth of surplus City furniture and equipment to Touchstone Theatre Company for \$35.07;
- d) \$525.00 worth of surplus City furniture and equipment to Coast Foundation Society for \$55.13.

Continued

Report to Council
 Standing Committee of Council on Community Services
 January 11, 1979

(I - 3)

Clause No. 2 Continued

and it was

RECOMMENDED

THAT the form submitted to the Community Services Committee by the Director of Social Planning containing requests of non-profit organizations for surplus City furniture and equipment be revised to include a resume of the activities of any organization requesting surplus City furniture, the need of the organization for surplus City furniture, and comment and recommendation by the Director of Social Planning.

RECOMMENDATION

3. Liquor Permit Application - 1250 Davie Street
Development Permit Application No. 82444

The Committee had before it for consideration a Manager's report dated December 7, 1978, on an application by Mr. R. Devenport for Carson's Restaurant for Development Permit Application No. 82444 at 1250 Davie Street. In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the approved restaurant.

This development is situated on the south side of Davie Street, east of Jervis Street.

The proposed holding bar development will provide an assembly area of approximately 260 square feet (6% of the floor area of the restaurant). The seating capacity of the dining area is 96 and the proposed seating area for the holding bar is 14.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 24 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter were Mr. Carson Phillips, applicant, and a representative of the Planning Department.

During discussion it was pointed out by the applicant that under City regulations he is permitted a holding bar with a seating capacity of twenty-four persons but his application is for a seating capacity of fourteen persons.

The Planning Department spokesman advised the Committee the application complies with all City regulations and the Director of Planning has no objection.

Continued

Report to Council
 Standing Committee of Council on Community Services
 January 11, 1979

(I - 4)

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82444 to Mr. R. Devenport to use a portion of the main floor of the building at 1250 Davie Street as a holding bar, in conjunction with the approved restaurant.

4. Liquor Permit Application - 1240 Homer Street
Development Permit Application No. 82481

The Committee had before it for consideration a Manager's report dated December 7, 1978 on the application of Mr. M. R. MacKinnon for the Yaletown Inn for Development Permit Application No. 82481 at 1240 Homer Street. In the report the Director of Planning commented as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the east side of Homer Street, south of Davie Street.

The proposed holding bar development will provide an assembly area of approximately 240 sq. ft. (10% of the floor area of the restaurant). The proposed seating capacity for the dining area is 78 and the proposed seating area for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet."

Appearing before the Committee on this matter was a spokesman from the Planning Department.

Following brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82481 to Mr. M. R. MacKinnon to use a portion of the main floor of the building at 1240 Homer Street as a holding bar area in conjunction with the proposed restaurant.

Continued

Report to Council
Standing Committee of Council on Community Services
January 11, 1979

(I - 5)

5. Development Permits for Holding Bars

During discussion by the Committee this day of two Manager's reports on development permit applications for holding bars in the City, concern was expressed on whether such holding bars are actually used as holding bars and the lack of any control to ensure that customers at holding bars do in fact proceed into the adjacent restaurant for a meal.

It was noted, however, by one member of the Committee that there is a surveillance of holding bar operations both by the Liquor Control & Licensing Branch and by the Fire Marshal, and any additional regulations which might be imposed by the City would be an imposition on the operators and the customers of holding bars.

Concern was also expressed that the proliferation of holding bars in restaurants throughout the City is adding to the total seating capacity of licensed premises in the City and interest was expressed by the Committee on any changes in the City's total seating capacity of licensed premises since a report on this subject was prepared for the Committee nearly two years ago, and it was felt the Committee should ask for a follow-up report.

The Deputy City Manager inquired whether the Committee wishes to continue to deal with reports on development permits for holding bars, pointing out that dozens of these had been examined by the Committee and not one has ever been turned down.

The Committee felt it should be kept aware of the numbers of holding bars being approved and their seating capacity, and it was also noted that on one or two occasions, such reports were for holding bars with a proposed seating capacity above the limit imposed by the Liquor Control & Licensing Branch. The Committee felt such marginal cases should be referred by the Director of Planning to the Committee.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Permit & Licenses be requested to review the report on total seating capacity of licensed premises in the City and report to the Community Services Committee on the total number of seats in licensed premises as it was when this matter was last reported to the Committee and as it is now.
- B. THAT the Director of Planning be authorized to approve development permit applications for holding bars which are clearly within the regulations of both the City and the Liquor Control & Licensing Branch, and that the Director of Planning report every three months through the City Manager to the Committee on the number of holding bars approved and their seating capacities;

FURTHER THAT the Director of Planning report through the City Manager to the Committee on "marginal" development permit applications for holding bars or where concern is expressed by the Chief Constable.

Continued

Report to Council
 Standing Committee of Council on Community Services
 January 11, 1979

(I - 6)

6. Windmill Cabaret re Overcrowding

The Committee had before it for consideration a Manager's report dated December 8, 1978, in which the Fire Chief reported as follows:

"At the September 28th meeting of the Community Services Committee, a report was given by the Fire Department on the status of cabarets in the City. The Committee also received a report from the Police Department regarding overcrowding at the Windmill Cabaret, 1047 Granville Street, on the evenings of August 31st and September 1st, 1978.

Mr. M. Klepl, operator of the Windmill Cabaret, appeared before the Committee to answer this complaint.

The Committee then asked that further checks be made by the Fire and Police Departments and a follow-up report be made.

The Fire Warden's Office was given a copy of a police report stating a routine check was made by them on November 14, 1978 at 0045 hours, where they estimated the premises were overcrowded with 140 to 150 patrons. The capacity of the cabaret is 106 persons. The Fire Department visited the cabaret Friday, December 1, 1978 at 2000 hours and later the same evening at 0100 hours. There were about 30 persons in the cabaret on the first visit and 80 on the second visit. The cabaret was not overcrowded on either of these visits.

The cabaret will be continually monitored by the Fire Department, however, no further action is contemplated at this time."

Appearing before the Committee on this matter was a representative of the Chief Fire Warden.

Following brief consideration, it was

RECOMMENDED

THAT the Manager's report dated December 8, 1978, on the Windmill Cabaret regarding overcrowding, be received.

7. Application for Teenage Discotheque - 1351 West Broadway

The Committee had before it for consideration a Manager's report dated December 7, 1978 (copy circulated) in which the Director of Permits & Licenses reported that an application has been received from Mr. John Jackson for a license to operate a teenage discotheque at 1351 West Broadway.

The report stated the Police Department has no objection to the license being issued and the location meets the guidelines adopted by City Council for teenage discotheques and accordingly, the Director of Permits & Licenses and the City Manager recommended approval of the application when the building complies with all other City by-laws.

Appearing before the Committee on this matter were a representative of the applicant and a representative from the Permits & Licenses Department.

Continued

Report to Council
 Standing Committee of Council on Community Services
 January 11, 1979

(I - 7)

Clause No. 7 Continued

During discussion two members of the Committee advised they had been opposed to Council's adoption of the regulations for teenage discotheques and a third member of the Committee expressed a desire for additional information on the application.

The Committee felt it should obtain information from the Chief Constable regarding teenage discotheques, and the spokesman from the Permits & Licenses Department reminded the Committee that representatives of the Police Department had expressed support when Council adopted the regulations for teenage discotheques.

It was also pointed out that City Council has only approved one previous application for a teenage discotheque and this establishment is not yet operating.

Following further discussion, it was

RECOMMENDED

THAT the Manager's report dated December 7, 1978, on the application of Mr. John Jackson for a license to operate a teenage discotheque at 1351 West Broadway, be tabled pending a report from the Chief Constable on teenage discotheques generally, including the experience of other municipalities with such establishments.

8. Progress Report on Fire By-law
 Upgrading Program - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated December 11, 1978 (copy circulated) in which the Fire Chief reported that progress reports 9 and 10 on the upgrading program at the Hotel Vancouver have been received and that reasonable progress is being maintained by the hotel owners to upgrade the building.

Appearing before the Committee on this matter was a representative of the Chief Fire Warden.

Following brief discussion, it was

RECOMMENDED

THAT the Manager's report dated December 11, 1978, on the fire by-law upgrading program at the Hotel Vancouver, be received.

9. Review of Admitting Policies of Cordova House

The Committee had before it for consideration a Manager's report dated December 12, 1978, in which the Director of Civic Buildings reported as follows:

"During discussion of a Manager's Report on Cordova House at the Council meeting on Tuesday, October 3, 1978, a request was made that the Community Services Committee review the admitting policies of Cordova House.

Continued

Clause No. 9 Continued

"The criteria for admission have been reviewed by the Advisory Committee to Cordova House which was formally recognized by City Council at its meeting of December 14, 1976. At this time, approval was given for continuance of the Advisory Committee's supportive role by:

1. Assisting in Development of policy for the residence.
2. Supporting the Administrator in dealing with matters of interagency cooperation.
3. Assuring that Cordova House remains a "Hard to House" facility.
4. Assisting in the selection of staff.
5. Participating in the referral procedures and assisting in the selection of residents.

The residents are referred to Cordova House by workers from various agencies. The Residents Selection Committee, a sub-committee of the Advisory Committee, meets with the referring workers on a monthly basis or more frequently, if required, and makes the selections.

The criteria for admission are as follows:

1. The kind of individual to refer to Cordova House is one who:
 - a. Has a history of NOT being able to function in prior housing placements.
 - b. Has lived in the Downtown Eastside Area for approximately 12 months - will have first priority.
 - c. Wants to move into Cordova House (Not taking involuntary admissions.)
2. Adults with various problems are housed, provided that they have been assessed and accepted by Long Term Care. However, a limit of a maximum of 20 residents with psychiatric problems has been set.
3. Alcoholic individuals must be in a detoxified state prior to admission. "

Appearing before the Committee on this matter were the Acting Director of Civic Buildings and a member of his staff.

During discussion it was noted that because of the nature of persons housed at Cordova House, staff do encounter difficulties.

The Committee inquired whether persons being admitted to Cordova House are of the "hard to house" type and that tenants more easily managed are not being admitted.

Continued

Report to Council
Standing Committee of Council on Community Services
January 11, 1979

(I - 9)

Clause No. 9 Continued

The Acting Director of Civic Buildings pointed out there has been some difficulty in filling the position of manager of Cordova House and he suggested there could be a further report after a new manager has been appointed and gained some "on-the-job" experience.

It was also indicated to the Committee that Cordova House is continuing to accept persons of a "hard to house" nature.

Following discussion, it was

RECOMMENDED

- A. THAT the Manager's report dated December 12, 1978, on the admitting policies of Cordova House, be received.
- B. THAT the Director of Civic Buildings be requested to report further to the Community Services Committee following the appointment of a permanent manager of Cordova House.

The meeting adjourned at approximately 2:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 114

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 11, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 11, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO
PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION

1. Capital Financing Fund

On April 18, 1978, City Council passed the following motion as part of its consideration of the 1978 operating budget:

"THAT \$2 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance."

The Committee considered the attached Manager's report dated January 8, 1979, wherein the Director of Finance reported on establishing a Capital Financing Fund to assist the City's borrowing program. The report gives details on borrowing strategies, Provincial Grants for sewerage and water expenditures, the Capital Financing Fund, rules governing the Fund, establishing the Fund and expanding the Fund.

Following discussion, it was

RECOMMENDED

- A. THAT City Council establish the Capital Financing Fund subject to the following eight rules:
- (i) Council approval required for the transfer of additional assets to the Fund.
 - (ii) Council approval required for extraction of assets (i.e. reducing the assets) from the Fund.
 - (iii) The Fund may hold cash, and securities of the City of Vancouver, or short-term investments as allowed under Section 260 of the Charter.
 - (iv) The Fund may sell or transfer securities held by it, for value, to other funds of the City, such as the Sinking Fund.
 - (v) The Fund may purchase lawful securities from the City's other funds.
 - (vi) The Director of Finance shall seek from Council each year the delegated authority to invest the funds of the Fund, similarly to the authority delegated for the City's other funds.

cont'd....

Report of Standing Committee
on Finance and Administration,
January 11, 1979 (II - 2)

Clause No. 1 cont'd

- (vii) The Fund shall receive the income generated by its investments and shall be entitled to interest on cash balances of this Fund held by the City (i.e. inter-fund balances).
- (viii) The Fund has no borrowing authority.
- B. THAT \$2 million provided for this purpose in the 1978 Revenue Budget be transferred into the Fund, plus interest from July 1, 1978.
- C. THAT up to \$2 million of the 1978 Revenue Surplus be transferred to the Fund insofar as this may be allowed under the new Provincial rules affecting the 1979 Revenue Budget.
- D. (i) That the 1979 Revenue Budget provision for debt charges be reduced by an amount equal to the capital value of the Debt Charges Equalization Fund. The capital value to be established as the value of the Fund as at March 31, 1979;
- (ii) That the amount as determined in D(i) (estimated to be \$3,500,000) be approved in the 1979 Revenue Budget as an appropriation to the Capital Financing Fund;
- (iii) That the capital value of the Debt Charges Equalization Fund, as determined above, be transferred to the 1979 Revenue Budget to support debt charges; and
- (iv) That the accounting for the above transaction be done upon approval of the 1979 Revenue Budget and be effective March 31, 1979.
- E. THAT the Director of Finance, in consultation with the City Manager, be authorized to invest the funds of the Capital Financing Fund as such funds become available, and to vary the investments allowed under Section 260 of the Charter and the rules set out in this report.
- F. THAT the foregoing recommendations be subject to the necessary legal clearances.

2. Departmental Review -
City Clerk's Office

The Committee considered the attached Manager's report dated January 9, 1979, concerning a departmental review of the City Clerk's Office. There has been a formal review of eleven departments and it was questioned whether or not the Committee wished to proceed with a formal review of all or portions of the City Clerk's Department.

The report advises that in making a decision on this matter, Council should consider the following points:

- (i) The cost and time involved in such a departmental review is not trivial. Other departments spent from 14 to 200 man-days on this exercise.
- (ii) Nonetheless, virtually all departments felt in retrospect that the exercise was worthwhile and produced insight into their operations and a reference document that will be valuable for some to come.

cont'd....

Report of Standing Committee
on Finance and Administration,
January 11, 1979 (II - 3)

Clause No. 2 cont'd

- (iii) Council members will be particularly familiar with functions of the City Clerk's Office such as
 - secretarial service to Aldermen
 - clerking of Council and Committee meetings
 - record keeping of past Council and Committee actions
 - information services to the public.
- (iv) Council will be less familiar with the operations and budgets of
 - (a) the Archives Division \$266,000 (in 1978)
 - (b) Elections and By-law voting 295,000 (biennially)
 - (c) the Voters' List Division 253,000 (much less in off-years)

During discussion, it was agreed that the reviews have been beneficial to the departments and has increased Council's understanding of their operations, and it was

RECOMMENDED

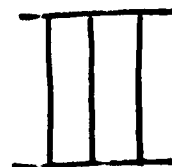
- A. THAT a formal review of the whole City Clerk Department be proceeded with in 1979.
- B. THAT the Director of Finance report on funding required.

- - - - -

The meeting adjourned at approximately 4:20 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 114



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JANUARY 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 18, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

ALSO
PRESENT : Alderman Little (Item 1)

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Chinatown Streetscape Improvement Project

The Committee considered a report of the City Manager dated January 11, 1979 (copy circulated) forwarding a report of the Director of Planning and City Engineer dated January 5, 1979 (on file in the City Clerk's Office).

Mr. M. Kemble, Chinatown Planner, with the aid of conceptual drawings outlined the design elements of the proposed streetscape improvements to three blocks of Pender Street between Carrall Street and Gore Avenue plus portions of the adjoining side streets. The design was completed by City Staff in conjunction with the Consultant. Mr. Kemble noted that most of the issues associated with the project have already been resolved with the exception of the street lighting issue which will be reported separately.

The report notes that City Council has previously reviewed proposals for improvements to Pender Street during the past 2 years. Of prime importance was a decision by Council on July 11, 1978 to limit the total project cost to approximately \$700 000 and an announcement by the Provincial Government on December 12, 1978 that a contribution of \$200 000 would be made to the project. The balance of the capital cost of \$500 000 will be borne by the affected property owners and the City. Two cost sharing options are suggested:

- | | | | | | |
|-----|----------------|---|-----------|---|-------|
| (a) | Property Owner | - | \$300 000 | - | (60%) |
| | City | - | \$200 000 | - | (40%) |
| (b) | Property Owner | - | \$333 000 | - | (67%) |
| | City | - | \$167 000 | - | (33%) |

The additional City funding required would be \$138 000 in (a) and \$105 000 in (b). This amount would have to be funded from 1979 Supplementary Capital.

cont'd....

Part Report to Council
Standing Committee of Council
on Planning and Development
January 18, 1979

(III-2)

Clause No. 1 cont'd:

Mr. R. Young, Chairman of the Chinatown Historic Area Planning Committee, advised that at a meeting on January 17, 1979 to which property owners and interested merchants within the project area were invited, a cost sharing split of 50% property owners - 50% City, i.e. \$250 000 each, was suggested. Most merchants and property owners favoured this option (copy of letter dated January 17, 1979, from Chinatown Historic Area Planning Committee, outlining this option is circulated).

The Director of Planning and City Engineer have suggested the following options for consideration:

- For contribution of City funds and cost sharing with participating property owners:
- | | <u>Options</u> | <u>Project Total</u> | <u>Prov.</u> | <u>P.O.'s</u> | <u>City</u> | <u>Additional City Funds</u> |
|-----------|----------------|--|--------------|---------------|-------------|------------------------------|
| | A | Full project, P.O.'s limited to \$300 000 | | | | |
| | | \$700 000 | \$200 000 | \$300 000 | \$200 000 | \$138 000 |
| <u>OR</u> | B | Full project, normal 2/3:1/3 sharing between P.O.'s:City | | | | |
| | | \$700 000 | \$200 000 | \$333 000 | \$167 000 | \$105 000 |
- For bearing the increased maintenance costs resulting from the special street lighting and sidewalk treatment associated with the project:
- C. Continuing maintenance costs over and above those estimated for new standard treatments to be borne by the affected property owners as an annual assessment on the tax rolls.
- OR
- D. Continuing maintenance costs to be borne in full by the City with additional funds of \$5 000 - \$10 000 (for streets only) annually to be provided in the Engineering Revenue Budget.

(The City Manager recommended that the City accept the maintenance expenditure.)

- For advancing the project local improvement:

- E. Advancing the local improvement "on the Initiative".
- OR
- F. Advancing the local improvement on "Special Grounds" upon representation from the affected property owners.

Subject to a decision on the foregoing alternatives the Director of Planning and City Engineer made recommendations for approval of the design proposals, basis of assessment and scheduling of the project.

A member of the Committee moved approval of Options B and C but this motion was defeated.

RECOMMENDED

- A. THAT the remaining capital cost of \$500 000 for the Chinatown Streetscape Improvement Project be cost shared as follows:
 - Property Owner - \$300 000
 - City - \$200 000
- B. THAT continuing maintenance costs be borne in full by the City with additional funds of \$5 000 - \$10 000 (for streets only) annually be provided in the Engineering Revenue Budget.

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 January 18, 1979

(III-3)

Clause No. 1 cont'd:

- C. THAT the local improvement be advanced on "Special Grounds" upon representation from the affected property owners.
- D. THAT the proposed design generally as illustrated in Appendix B of the report of the Director of Planning and City Engineer dated January 5, 1979 be approved for construction.
- E. THAT the basis of assessment outlined in the report whereby the property owners are assessed generally on the basis of their project footage plus 1/3 of project flankage, be approved.
- F. THAT the Director of Legal Services be requested to bring forward the necessary By-law for this local improvement project.
- G. THAT the Provincial contribution of \$200 000 be applied to the total cost of the project, thus reducing both the City and property owner shares.
- H. THAT Council approve the necessary 1979 Supplementary Capital funds of \$138 000 and approval of \$61 760 from Beautification Capital.

(Alderman Puil wished to be recorded as opposed to Recommendations A and B and Alderman Ford wished to be recorded as opposed to Recommendation A.)

2. Schedule of Special Standing Committee on Planning and Development Meetings

The Committee considered a memorandum dated January 9, 1979 (on file in the City Clerk's Office) prepared for the Chairman after a meeting attended by the Chairman, Vice-Chairman, Deputy City Manager and Clerk to the Committee. Some members of the Committee objected to meetings of the Committee being held at other than the assigned Committee time and the matter was therefore placed on the Agenda.

The Chairman noted that the meetings had been arranged at times when other Aldermen could attend if they so wished.

Representatives of the Planning Department noted that the informal meetings were meant to be mainly discussion sessions for the presentation of major work programme items to allow Council members to give the Department an indication of their concerns about the item prior to a documented report being prepared. For presentation purposes a xerox copy should suffice but a formal Committee meeting would require the printed document.

The Committee felt that the items on "Challenges of the Central Area" and "Planning Department Work Programme" should be discussed at regular meetings of the Committee, extended into the lunch hour if the Agenda warrants extra time. Draft summary or introductory reports could be circulated prior to the meeting with the Planning Department providing a detailed presentation at the meeting.

The Deputy City Manager cautioned that if there are recommendations to be made there should be a follow-up Manager's Report containing other Departmental inputs prior to decisions being made by the Committee.

cont'd....

Part Report to Council
Standing Committee of Council
on Planning and Development
January 18, 1979

(III-4)

Clause No. 2 cont'd:

RECOMMENDED

THAT the following schedule for meetings for specific issues be adopted:

- January 25th - regular meeting time
- "Challenges of the Central Area"
- February 1st - (skip week) - 12:30 P.M.
- Planning Department 1979 Work Programme
- February 15th - special meeting - 7:30 P.M.
- Revisions to Townhouse Guidelines in RT-2 and RT-2A District Schedules
- Mid March - extended regular meeting
- future of local area planning

The meeting adjourned at approximately 3:25 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 115